

26 Highfield

Ilminster, Somerset

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Ilminster
Somerset TA19 9SR

A great opportunity to purchase a spacious detached property with lovely views in this sought after small development, near to the pretty town centre.

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- Well-proportioned detached property in sought-after cul-de-sac
- Offered for sale with no onward chain
- Former double garage / workshop
- Manageable south-westerly facing gardens
- Spacious internal layout including ground floor study
- Gas central heating (underfloor on ground floor)

Guide Price £450,000
Freehold

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THE PROPERTY

This charming detached home features an appealing interior layout and offers more space than first meets the eye. It would make an ideal choice for those looking to downsize from a larger property while enjoying the convenience of town living, as well as for families with older children who appreciate having their own space, whether upstairs or downstairs. Tucked away from busy traffic at the lower end of a desirable small development, the property still benefits from being within easy reach of the town centre and all that Ilminster has to offer.

ACCOMMODATION

A UPVC double-glazed stable-style front door opens into a well-proportioned entrance hall that runs through to the spacious kitchen/dining room at the rear. Wood-effect LVT flooring flows across much of the ground floor, creating a cohesive feel throughout. An attractive turning staircase rises to the first floor, complemented by a generous L-shaped understairs cupboard providing ample space for coats and storage.

At the front of the property, a dedicated study offers an ideal space for home working, while the generously sized dual-aspect sitting room benefits from both morning and afternoon sunlight and opens onto the garden via French doors. A central fireplace with a gas fire adds a warm and inviting focal point.

The light and airy open-plan kitchen/dining room enjoys a sunny south-westerly aspect, with a double-glazed stable-style door leading out to the garden. It is fitted with a range of white units topped with granite work surfaces, incorporating a gas hob, double electric oven, space for a dishwasher, and a practical peninsula unit with additional glazed display cabinets. Adjacent to the kitchen, a separate utility room provides space for an upright fridge freezer and houses the wall-mounted gas boiler, with a door leading to a side lobby.

Upstairs, there are four generously sized bedrooms. Two of the three largest doubles are currently used as an art studio and a dressing room/office, but could easily be reconfigured back into spacious double bedrooms. The principal bedroom benefits from en suite facilities, while the former bathroom has been adapted into an accessible shower room, which could readily be reinstated as a bathroom if desired.

OUTSIDE

The gardens have clearly been much enjoyed over the years and are well stocked with a variety of attractive shrubs, climbers and perennials, creating an interesting and established outdoor space without the need for lawn maintenance. Patios, pathways and borders are enclosed by fencing and adjoining walls, forming a private and sheltered setting that is ideal for those who enjoy gardening but prefer something easy to manage.

To one side, there is a timber arbour draped with climbing plants, while the southern aspect features a further covered area leading to the side gate and an adjoining timber garden shed. A practical side access door opens into the former double garage, which has been divided to provide a single garage on one side and a workshop on the other. This is accessed via a right of way across the adjoining shared driveway, onto its own private driveway providing parking in front of the garage / workshop.

SITUATION

Highfield is a pleasant, small development tucked away to the north of the town centre, off Hill View Terrace. It is well away from busy traffic and enjoys an elevated position with pleasant views across the town towards the countryside in the south. A footpath at the end of the close takes you towards the town centre. It is also well placed for those who wish to join the local permitted footpaths into the Dillington Estate.

The property lies within easy walking distance of the town centre facilities which include a great mix of independent stores. These are mostly huddled around the market square and 15th century Minster church and have everything you need from an excellent butchers, delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. Ilminster is well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, restaurants, cafes and takeaways. The town has several hairdressers / beauty salons, dental surgery and modern health centre with two doctors' surgeries. The recreation ground includes a Cricket Club and Football Club with several teams, and a children's play area.

DIRECTIONS

What3words//////destiny.diplomas.moped

SERVICES

Mains gas, electricity, water and drainage are connected. Underfloor heating on the ground floor. Boiler located in utility room.

Ultrafast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for more information.

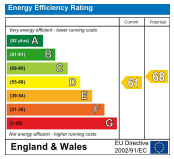
MATERIAL INFORMATION

Somerset Council Tax Band E









Highfield, Ilminster

Approximate Area = 1582 sq ft / 147 sq m
Garage = 288 sq ft / 26.7 sq m
Total = 1870 sq ft / 173.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1446257





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